

8/17/09 - Monday, August 17, 2009

CITY OF EAU CLAIRE PLAN COMMISSION MINUTES

Meeting of August 17, 2009

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Buchanan, Duax, FitzGerald, Hibbard, Kayser, Kaiser, Pearson

Staff Present: Messrs. Genskow, Johnathan, Noel, Tufte

The meeting was chaired by Mr. Kaiser.

1. REZONING (Z-1448-09) " R-1 to R-2P, W. Shorewood Drive

Darryl Tufte stated the applicant has requested the item be withdrawn.

Mr. Duax moved to accept the applicant's withdrawal. Mr. FitzGerald seconded and the motion carried.

2. PUBLIC HOUSING SITE APPROVAL " 613 Putnam Street

Keith Johnathan presented a City of Eau Claire Housing Authority request to approve the site for public housing under the Wisconsin Neighborhood Stabilization Program. The Housing Authority will purchase the home at 613 Putnam Street and rent it out. The program is designed to help the renter to eventually become the homeowner.

Mr. FitzGerald moved to approve the site location resolution. Mr. Buchanan seconded and the motion carried.

3. SITE PLANS (SP-0917, SP-0918, SP-0919, SP-0920) " Duplexes, W. Shorewood Drive

Mr. Tufte presented a request to approve four site plans for four duplexes on the north side of W. Shorewood Drive. The site plan shows a double garage for each unit and meets the standards of the Multi-family Designed Manual. Designs are similar to other duplexes in the area.

Applicant, Fred DesForge, 604 W. Shorewood Drive, spoke in favor of the proposal.

Mr. Buchanan and Mr. Hibbard spoke against the garage forward design of the duplexes.

Mr. FitzGerald moved to approve the four site plans with conditions outlined in the staff report. Mr. Duax seconded and the motion carried.

4. DISCUSSION/DIRECTION

A. Seymour Road Down Zoning

Mr. Tufte presented the staff memo, which recommended an R-1 downzoning from C-2 of various properties along Seymour Road. This zoning designation would be more consistent with actual use and size of the lots.

The commission discussed individual circumstances of the properties and recommended staff contact the owners to discuss the downzoning and related real estate issues.

B. Putnam Street and Wisconsin Street Rezoning

Mr. Tufte stated the I-1 and C-3 properties on the west side of the intersection have some nonconforming situations. The I-1 property has a hotel, which is not permitted, and the C-3 tavern does not meet building setbacks.

Commissioners directed staff to notify owners of the possible rezoning.

C. Administrative Changes, Zoning Code Amendment

Mr. Tufte presented draft ordinance changes to allow for more administrative flexibility for planned developments and to make more limitations for site plans.

The commission directed staff to revise the language to read more clearly, add a provision pertaining to limiting cumulative plan modifications, and set up the future public hearing.

D. Code Enforcement Items

None

E. Future Agenda Items

None

5. MINUTES

The minutes of the meeting of August 3, 2009, were approved.

Joseph Seymour
Secretary